

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

KATHY NILSSON
TX-1336163-L§
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§DOCKETED COMPLAINT NO.
08-165 & 09-141**AGREED FINAL ORDER**

On this the 2 day of 10, 2009, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the license of Kathy Nilsson (Respondent).

In order to conclude this matter Kathy Nilsson neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with Tex. OCC. CODE § 1103.458:

FINDINGS OF FACT

1. Respondent, Kathy Nilsson, is a state licensed real estate appraiser who currently holds and held license number TX-1336163-L during all times material to the above-noted complaint cases.
2. Respondent appraised 8250 Colony Road, Tolar, Texas 76476 ("the Tolar property") on or about September 12th, 2007.
3. Respondent appraised 617 Patterson Lane, Bullard, Texas 75757 ("the Bullard property") on or about November 19th, 2008.
4. Thereafter complaints relating to each of these real estate appraisal reports were filed with the Board. The complaints alleged that Respondent failed to comply with the Uniform Standards of Professional Appraisal Practice in her completion of these reports.
5. After receipt of each complaint, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaints. Respondent's responses were received.
6. The parties hereby enter into the foregoing consent order in accordance with TEX. OCC. CODE § 1103.458.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.
2. The parties are authorized to resolve their dispute by means of a consent order in accordance with TEX. OCC. CODE § 1103.458.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that Respondent's certification shall be and is hereby **REVOKED**. Respondent shall not be entitled to apply for reinstatement in accordance with TEX. OCC. CODE § 1103.522.

Failure to timely comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent as provided for by TEX. OCC. CODE § 1103.518.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

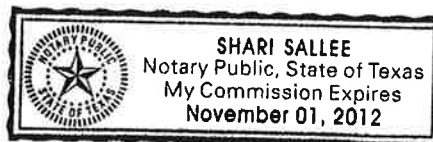
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 2 day of 10, 2009.

Kathy Nilsson
KATHY NILSSON

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 2 day of October, 2009, by KATHY NILSSON, to certify which, witness my hand and official seal.

Shari Sallee
Notary Public Signature
Shari Sallee
Notary Public's Printed Name



Signed by the Commissioner this 2 day of October, 2009.


Douglas Oldmixon, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 16th day of October, 2009.


Clinton P. Sayers, Chairperson
Texas Appraiser Licensing and Certification Board